

**1/42 McLarty Avenue, Joondalup, WA 6027**



**Sold Apartment**

Friday, 1 September 2023

1/42 McLarty Avenue, Joondalup, WA 6027

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

**\$315,000**

Welcome to affordable apartment-style living in the heart of Joondalup, walking distance to the CBD, whilst nestled in a nature pocket on a tranquil street. With Queensbury Park opposite and native bushland adjacent, there's no shortage of green spaces to stretch the legs and immerse yourself in nature. "The Prom" is a small complex of modern, sought-after apartments with a friendly community feel. Unit number 1 is a rare gem located on the ground floor with an outdoor terrace and views to the park. This tidy abode provides the perfect opportunity for downsizers, students and first home buyers looking for a comfortable and convenient living space, or investors seeking a healthy gross rental yield of over 6% (estimated). The tones are light and bright, elevating the space and complimenting the modern design. The kitchen has everything you need at your fingertips, including a minimalistic induction stove top, built-in rangehood, stainless steel oven and dishwasher, and the stone benchtops add an extra layer of sophistication and style. You'll enjoy an ambient temperature all year round with a split air-conditioning system in the living area. The living area seamlessly connects with the open plan kitchen and dining, creating a harmonious flow. Additionally, there is a delightful outdoor terrace that provides a perfect space to step out and enjoy the surroundings. The master bedroom has a generous double built-in, mirrored robe and convenient ensuite. The laundry offers a second access point to the ensuite, and the wood-look cabinetry reflected in both zones creates a seamless design palette. Ample storage is provided thanks to a built-in pantry and overhead cabinetry in the kitchen, a linen cupboard and under sink cabinet in the laundry and your own convenient outdoor storage room directly behind your car bay. You'll have peace of mind with secure car parking access via electric security gates. The location is perfect for those who desire a quiet retreat, yet close to all the amenities you could ask for. You'll find yourself just moments away from Edith Cowan University, Lakeside Shopping Centre, Joondalup train station and buzzing dining precincts (see more detailed location information below). Contact Matt for Council and Strata rates, a copy of the unit floor plan or the detailed strata information pack.

**LOCATION INFORMATION** (distances are approximate): This is a location that is almost too good to be true - "lock-up-and-leave" living at its finest awaits you here: • 300m - Joondalup Hospital • 400m - North Metro TAFE (Health and Wellness Campus) • 600m - Lakeside Joondalup Shopping Centre • 900m - Joondalup Baptist College • 1.1km - HBF Arena and Recreation Centre • 1.1km - Picturesque Lake Joondalup • 1.2km - Access Mitchell Freeway by Car • 1.4km - Joondalup Train Station • 1.8km - Edith Cowan University • 4.1km - Mater Dei College • 4.4km - Iluka Beach

**OTHER INFORMATION** • Strata Fees = \$ 636.20 per quarter (Admin Fees = \$577.65/qtr + Reserve Fund Levy = \$58.55/qtr) • Council Rates = \$1,043.91/year (2022/23) • Water Rates = \$ 846.49/year (2022/23) - Service charges only, usage is included in strata fees • Contact Matt for more detailed strata information or a copy of the unit floor plan